

IN RE: PETITION FOR VARIANCE  
SW/Corner Golden Ring Road and  
Kenwood Avenue  
(6401 Golden Ring Road)  
14<sup>th</sup> Election District  
6<sup>th</sup> Council District

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 02-371-A

The Sol M. Reicher Marital Trust, Owners;  
Sunoco, Inc., Successor to Sun Oil Co., Lessees

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, the Sol M. Reicher Marital Trust, and the Contract Lessees, Sunoco, Inc., through their attorney, Anthony J. DiPaula, Esquire. The Petitioners seek relief from the sign regulations set forth in Sections 450.4.5(a) and (e), and Section 450.5.B.4(a) to permit two wall-mounted signs, one with an area of 138 sq.ft. in lieu of the maximum permitted 92 sq.ft., and the other with an area of 84.0 sq.ft. in lieu of the allowed 56 sq.ft.; to permit eight (8) canopy signs, four each with an area of 96 sq.ft., and four each with an area of 19.7 sq.ft., in lieu of the six (6) permitted canopy signs, each with an area of 25 sq.ft.; and, to permit two existing freestanding signs having an area larger than 8 sq.ft. (70 sq.ft. and 19.5 sq.ft.) to be located a distance of 20 feet apart in lieu of the required 100 feet. The subject property and requested relief are more particularly described on the two-page site plan which was submitted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were several representatives of Sun Oil Company, including Thomas J. Hoff, Registered Landscape Architect who prepared the site plan for this property, and Anthony J. DiPaula, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

The subject property is a triangular shaped parcel located on the southwest corner of the intersection of Golden Ring Road (Md. Route 588) and Kenwood Avenue in Golden Ring. The

ORDER RECEIVED FOR FILING

Date 5/2/02

By [Signature]

property contains a gross area of .41 acres, more or less, zoned B.L.-A.S., and is improved with a one-story service station, which has existed for many years. The building contains several service bays for automobile maintenance and repairs, as well as a small convenience store. The property also has four (4) multi-product dispensers, which are covered under two separate canopies. Two of the dispensers are accessed from Kenwood Avenue, and the other two are accessed from Golden Ring Road. There are no proposed improvements to the site or change of use; however, the Petitioners propose a new sign package for the site.

In this regard, Mr. Hoff and Mr. DiPaula indicated that this proposal is the latest in a series of improvements to Sunoco stations throughout Baltimore County. In fact, this Zoning Commissioner has considered prior cases seeking variance relief for signage for other Sunoco stations in Baltimore County. As a result of those prior cases and negotiations with the Office of People's Counsel, the applicant has developed a uniform sign package, which apparently has been reviewed and accepted by the Office of People's Counsel. The sign package features less signage than desired by Sun Oil Company; however, is acceptable to that entity. Nonetheless, variance relief is necessary in that the sign area and number of signs proposed exceed that allowed by the B.C.Z.R.

As noted above, there are actually three sign variances requested. The first relates to two proposed wall-mounted signs. One sign will display the word "Sunoco" and the second sign actually contains distinctive striping and coloring unique to Sunoco. The second variance relates to the canopy signage. Due to an interpretation by the Zoning Review Division of the Department of Permits and Development Management, the entire face of the two canopies is counted when calculating the overall size of the sign. This is despite the fact that a portion of the canopy does not contain any lettering, but distinctive striping. Cumulatively, the signs proposed for the two canopies require variance relief. The third variance relates to the two existing freestanding signs. It is to be noted that no variance is needed for the size of these freestanding signs; however, relief is requested due to their close proximity (20 feet) to one another. In this regard, one sign is located immediately adjacent to the intersection and advertises the Sunoco station and fuel prices. The

ORDER RECEIVED FOR FILING

Date

By

other sign is a changeable sign, which advertises various promotions by the station. It is anticipated that this sign will be changed frequently in order to reflect different sale campaigns.

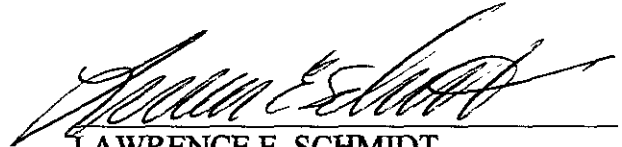
Based upon the testimony and evidence offered, I am easily persuaded to grant the request. It is clear that the proposed sign package represents an improvement to the site. Indeed, there will be less signage on the property than presently exists. I am also persuaded that the Petitioner would suffer a practical difficulty if relief was denied and that the requested variances can be granted without detrimental impact to the surrounding locale. The uniqueness of this site is its corner location, configuration, and topography. The sign package appears appropriate in this instance, and thus, the relief requested shall be approved

Pursuant to the advertisement, posting of the property and public hearing on this petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21<sup>st</sup> day of May, 2002 that the Petition for Variance seeking relief from the sign regulations set forth in Sections 450.4.5(a) and (e), and 450.5.B.4(a) to permit two wall-mounted signs, one with an area of 138 sq.ft. in lieu of the maximum permitted 92 sq.ft., and the other with an area of 84.0 sq.ft. in lieu of the allowed 56 sq.ft.; to permit eight (8) canopy signs, four each with an area of 96 sq.ft., and four each with an area of 19.7 sq.ft., in lieu of the permitted six (6) canopy signs, each with an area of 25 sq.ft.; and, to permit two existing freestanding signs having an area larger than 8 sq.ft. (one of 70 sq.ft., and one of 19.5 sq.ft.) to be located a distance of 20 feet apart in lieu of the required 100 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Advisory Committee (ZAC) comment submitted by the Office of Planning, dated April 9, 2002, a copy of which is attached hereto and made a part hereof.

- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 6/21/12  
By [Signature]



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

May 20, 2002

Anthony J. DiPaula, Esquire  
DiPaula & Sullivan, LLC  
34 S. Main Street  
Bel Air, Md. 21014

RE: PETITION FOR VARIANCE  
SW/Corner Golden Ring Road and Kenwood Avenue  
(6401 Golden Ring Road)  
14<sup>th</sup> Election District – 6<sup>th</sup> Council District  
The Sol M. Reicher Marital Trust, Owners; Sunoco, Inc., Lessees - Petitioners  
Case No. 02-371-A

Dear Mr. DiPaula:

Enclosed please find a copy of the decision rendered in the above-captioned matter.  
The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. M. John Meyer, H.C.F. & L., 1104 Kenilworth Drive, Suite 300, Towson, MD 21204  
Mr. Scott T. Cullinan, P.E., Sr. Construction Engineer, Sun Oil Company  
1801 Market Street, Ten Penn Center, Philadelphia, PA 19103-1628  
Mr. Thomas J. Hoff, 406 W. Pennsylvania Avenue, Towson, MD 21204  
Office of Planning; People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6401 Golden Ring Road

which is presently zoned BL-AS

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) listed on the attached page.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The variances are needed to upgrade the property to nationally-implemented signage requirements, and are required due to varying interpretations of the current Zoning Regulations.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

**Contract Purchaser/Lessee:**

Sunoco, Inc. (R&M), Successor to Sun Oil Co.

Name - Type or Print

Signature Scott T. Cullinan, PE, Sr. Constr. Engineer

1801 Market Street, Ten Penn Center

Address

Telephone No.

Philadelphia PA 19103-1628

City

State

Zip Code

**Attorney For Petitioner:**

Anthony J. DiPaula

Name - Type or Print

Signature

DiPaula & Sullivan, LLC

Company

34 S. Main St. 410-893-4255

Address

Telephone No.

Bel Air, MD 21014

City

State

Zip Code

**Legal Owner(s):**

The Sol M. Reicher Marital Trust

Name - Type or Print

Signature

M. John Meyer, Trustee

Name - Type or Print

Signature C/O H. C. F. & L. CPA'S

1104 KENILWORTH DRIVE - SUITE 300

Address

Telephone No.

TOWSON

MARYLAND

21204

City

State

Zip Code

**Representative to be Contacted:**

Thomas J. Hoff, Thomas J. Hoff, Inc.

Name

406 W. Pennsylvania Avenue

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

**OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By D. THOMPSON Date 3/7/0

Case No. 02-371-A

Date 9/15/98

By

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Attachment Page to Petition for Variance – 6401 Golden Ring Road

1. Section 450.4.5(a) to allow a wall-mounted sign with an area of 138.0 square feet in lieu of the permitted 92 square feet and a wall-mounted sign with an area of 84.0 square feet in lieu of the permitted 56 square feet.

2. Section 450.4.5(e) to allow eight (8) canopy signs, four (4) with an area of 96 square feet each and four (4) with an area of 19.7 square feet each in lieu of the permitted six (6) canopy signs with an area of 25 square feet each.

3. Section 450.5B.4(a) to allow two (2) existing freestanding signs having an area larger than 8 square feet to be 20 feet apart in lieu of the required 100 feet.

ONE @ 70 SF  
ONE @ 19.5 SF  
200

s:\das\ajd\Engineering Solutions.4\Attachment-Golden Ring Road

ORDER RECEIVED FOR FILING

Date

By

5/21/12  
[Signature]

**THOMAS J. HOFF, INC.**  
*Landscape Architects and Land Development Consultants*  
406 WEST PENNSYLVANIA AVENUE  
TOWSON, MD. 21204  
410-296-3668  
FAX 410-296-5326

March 6, 2002

**Description of the Sunoco Service Station, 6401 Golden Ring Road, to Accompany  
Petition for Variances.**

**BEGINNING FOR THE SAME** at a point on the south side of Golden Ring Road, at  
the intersection of Golden Ring Road and Kenwood Avenue.

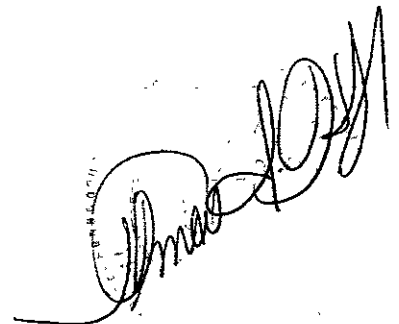
Thence binding on the south side of Golden Ring Road,

- (1) By a curve to the left having a radius of 225.70 feet and a length of 42.59 feet,  
thence
- (2) South 68 degrees 45 minutes 11 seconds East 123.19 feet, thence leaving the  
south side of Golden Ring Road
- (3) South 49 degrees 58 minutes 24 seconds West 185.84 feet, thence binding on  
the east side of Kenwood Avenue
- (4) By a curve to the right having a radius of 357.00 feet and a length of 144.04 feet,  
thence
- (5) North 06 degrees 09 minutes 11 seconds West 24.27 feet, thence
- (6) North 57 degrees 21 minutes 41 seconds East 42.28 feet,

to the point of beginning containing 0.41 acres (17,813 square feet) of land more or less.

**Note:**

This Description has been prepared for zoning purposes only.

A handwritten signature in black ink, appearing to read "Thomas J. Hoff", is located in the bottom right corner of the page. The signature is written in a cursive, flowing style.



**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **11123**

DATE 3/7/02 ACCOUNT 20010066150

AMOUNT \$ 250.00

RECEIVED FROM: TOMMY HOFF

FOR: ITEM # 371 02-371-A

4401 GANSEY RING RD. 241 P THORNTON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**PAID RECEIPT**

PAYMENT ACTUAL

TIME

3/07/2002 3/07/2002 10:26:04

REC 0805 CASHIER FOODS LTD DANNER 5

>> RECEIPT # 253359 OFLN

DEPT 5 528 ZONING VERIFICATION

CR NO. 011123

Receipt Tot

250.00

250.00 OK

.00 CA

Baltimore County, Maryland

**CASHIER'S VALIDATION**

# NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-371-A

6401 Golden Ring Road

S/S Golden Ring Road and E/S Kenwood Avenue.

4th Election District - 6th Councilmatic District

Legal Owner(s): John Meyer, The Sol M. Reicher Marital Trust

Contract Purchaser: Scott T. Cullinan, Sunoco, Inc.

Variance: to allow a wall-mounted sign with an area of 138.0 square feet in lieu of the permitted 92 square feet, to allow eight canopy signs, four with an area of 96 square feet and four with an area of 19.7 square feet each in lieu of the permitted six canopy signs with an area of 25 square feet, to allow two existing freestanding signs one at 70 square feet, one at 19.5 square feet having an area larger than 8 square feet to be 20 feet apart in lieu of the required 100 feet.

Hearing: Tuesday, May 14, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 4/7/97 April 30

C535521

## CERTIFICATE OF PUBLICATION

5/3/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/30/2002.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

J. Wilkinson

LEGAL ADVERTISING

## CERTIFICATE OF POSTING

RE: Case No. 02-371-A  
Petitioner/Developer:  
**Sunoco Inc.**  
Hearing Date: **05/14/02**

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Mr. George Zahner

Ladies and Gentlemen:

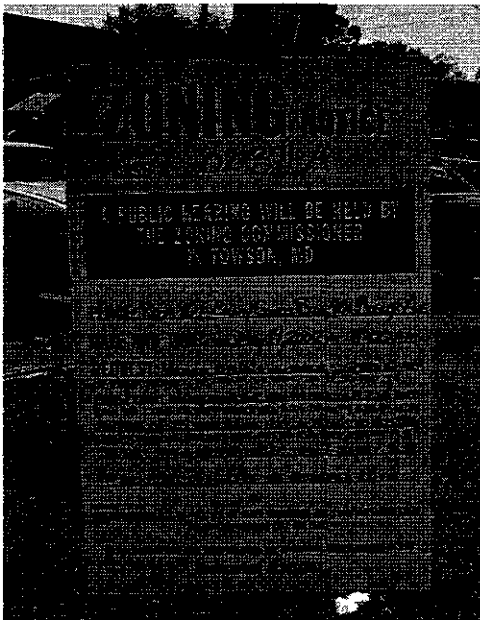
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **6401 Golden Ring Rd..**

The sign(s) were posted on **04/27/02.**

Sincerely,



Thomas J. Hoff  
Thomas J. Hoff, Inc.  
406 West Pennsylvania Avenue  
Towson, MD. 21204  
410-296-3668



TO: PATUXENT PUBLISHING COMPANY  
Tuesday, April 30, 2002 Issue – Jeffersonian

Please forward billing to:

Thomas J Hoff Inc

410 296-3668

Thomas J Hoff

406 W Pennsylvania Ave

Towson MD 21204

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-371-A

6401 Golden Ring Road

S/S Golden Ring Road and E/S Kenwood Avenue

4<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owner: John Meyer, The Sol M. Reicher Marital Trust

Contract Purchaser: Scott T Cullinan, Sunoco Inc

Variance to allow a wall-mounted sign with an area of 138.0 square in lieu of the permitted 92 square feet, to allow eight canopy signs, four with an area of 96 square feet and four with an area of 19.7 square feet each in lieu of the permitted six canopy signs with an area of 25 square feet, to allow two existing freestanding signs one at 70 square feet, one at 19.5 square feet having an area larger than 8 square feet to be 20 feet apart in lieu of the required 100 feet.

HEARING: Tuesday, May 14, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

March 27, 2002

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-371-A  
6401 Golden Ring Road  
S/S Golden Ring Road and E/S Kenwood Avenue  
4<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District  
Legal Owner: John Meyer, The Sol M. Reicher Marital Trust  
Contract Purchaser: Scott T Cullinan, Sunoco Inc

Variance to allow a wall-mounted sign with an area of 138.0 square in lieu of the permitted 92 square feet, to allow eight canopy signs, four with an area of 96 square feet and four with an area of 19.7 square feet each in lieu of the permitted six canopy signs with an area of 25 square feet, to allow two existing freestanding signs one at 70 square feet, one at 19.5 square feet having an area larger than 8 square feet to be 20 feet apart in lieu of the required 100 feet.

HEARING: Tuesday, May 14, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon CDZ  
Director

C: Anthony J DiPaula, DiPaula & Sullivan, 34 S Main Street, Bel Air 21014  
M. John Meyer, Trustee, The Sol M. Reicher Marital Trust, 1104 Kenilworth Drive,  
Suite 300, Towson 21204  
Scott T. Cullinan, Sunoco Inc, 1801 Market Street, Ten Penn Center, Philadelphia PA 19103  
Thomas J Hoff, 406 W Pennsylvania Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 29, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

May 10, 2002

Anthony J DiPaula  
DiPaula & Sullivan LLC  
34 S Main Street  
Bel Air MD 21014

Dear Mr. DiPaula:

RE: Case Number: 02-371-A, 6401 Golden Ring Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 7, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr. GDZ  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: The Sol M Reicher Marital Trust, M. John Meyer, Trustee,  
1104 Kenilworth Drive, Suite 300, Towson 21204  
Sunoco Inc., Scott T Cullinan, 1801 Market Street, Ten Penn Center,  
Philadelphia PA 1913-1638  
Thomas J Hoff, 406 W Pennsylvania Avenue, Towson 21204  
People's Counsel  
You can visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

1




BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

DATE: April 17, 2002

FROM:  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for *March 25, 2002*  
*Item Nos 360, 361, 362, 363, 364, 365,*  
*366, 367, 368, 369, 370, (371), 372, 373,*  
*375, 376 and 377*

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

March 18, 2002

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 18, 2002

Item No.: 360-366, 368, 370-377

Dear Ms. Zahner:

371

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: R. Bruce Seeley *TBS/TGT*  
DATE: April 16, 2002

Zoning Advisory Committee Meeting of March 18, 2002

**SUBJECT:** NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

360, 361, 362, 365, 366, 367, 369, 370, 371, 372, 373, 375, 377

Waiting on AG Comments for #364, 368

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS* *RBT*

DATE: April 25, 2002

Zoning Advisory Committee Meeting of March 18, 2002

**SUBJECT:** NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

360, 361, 362, 365, 366, 367, 369, 370, (371), 372, 373, 375, 377

No AG Comments for #364, 368

985  
5/14

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** April 9, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

APR 9 2002

**SUBJECT:** 6401 Golden Ring Road

### INFORMATION:

**Item Number:** 02-371

**Petitioner:** Sol M. Reicher Marital Trust (Sunoco, Inc.)

**Zoning:** BL-AS

**Requested Action:** Variance

### SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request contingent upon the following:

1. Submit a landscape plan to Avery Harden, Baltimore County Landscape Architect for review and approval prior to the issuance of any building permits. As agreed upon by the developer, the landscape plan shall include an opaque board-on-board fence along the rear property line so as to provide adequate screening between the subject property and all adjoining properties.

Prepared by:

*Mark A. Cunniff*

Section Chief:

*Jeffrey W. Long*

AFK/LL:MAC



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 3.19.02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

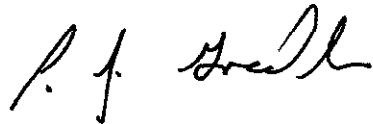
RE: Baltimore County  
Item No. 371 DT

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 588 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at [lgredlein@sha.state.md.us](mailto:lgredlein@sha.state.md.us).

Very truly yours,

  
1- Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE  
6401 Golden Ring Road, S/S Golden Ring Rd  
and E/S Kenwood Ave  
4th Election District, 6th Councilmanic

Legal Owner: The Sol M. Reicher Marital Trust  
Contract Purchaser: Sunoco, Inc. (R&M),  
successor to Sun Oil Co.  
Petitioner(s)


\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-371-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

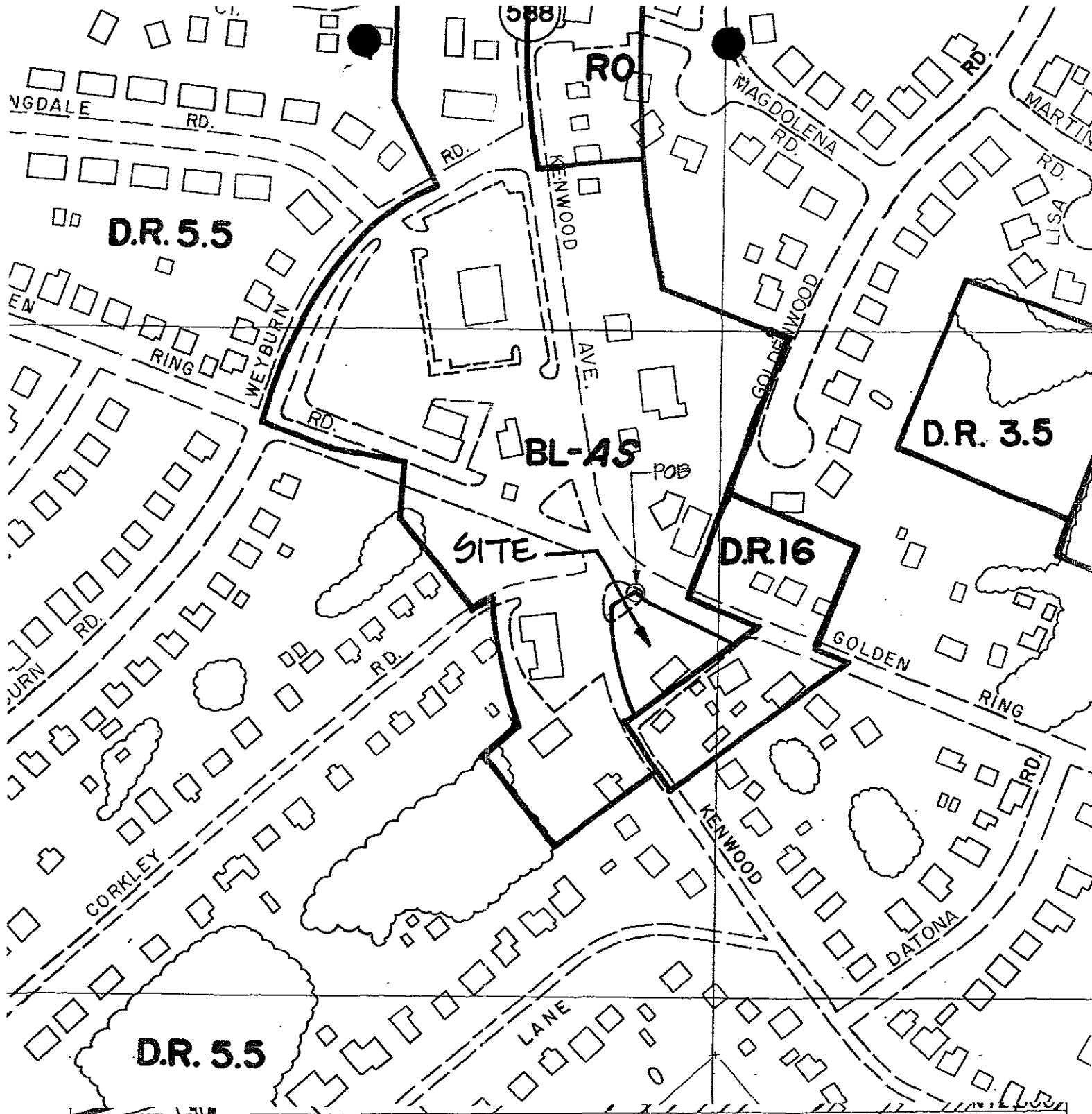
  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

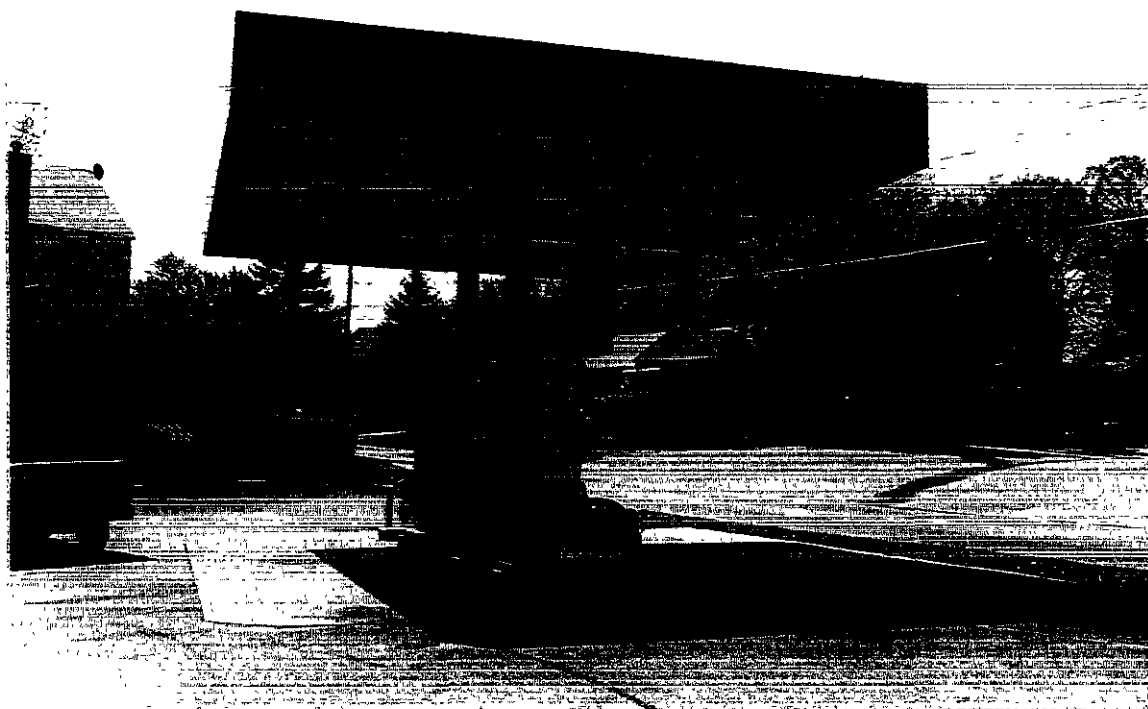
**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 27<sup>th</sup> day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Anthony J. DiPaula, Esq., DiPaula & Sullivan, 34 S. Main Street, Bel Air, MD 21014, attorney for Petitioner(s).

  
PETER MAX ZIMMERMAN



	SCALE 1" = 200' ±	LOCATION  ROSSVILLE GOLDEN RING AREA	SHEET  N. E.  4-F
	DATE OF PHOTOGRAPHY JANUARY 1986		





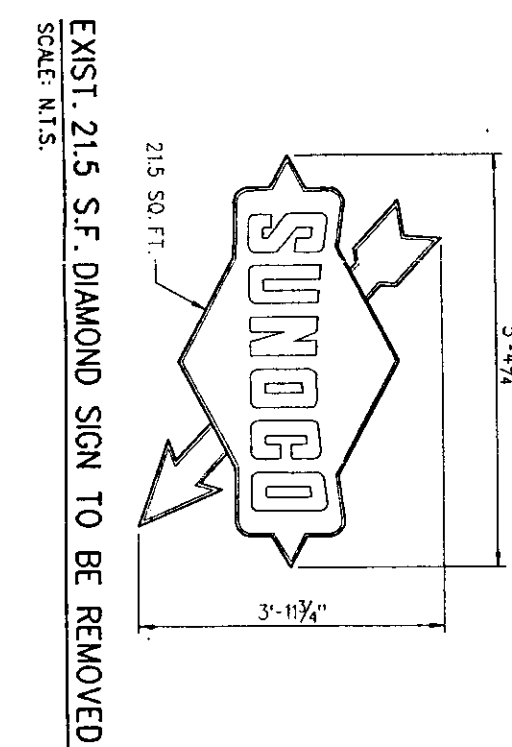
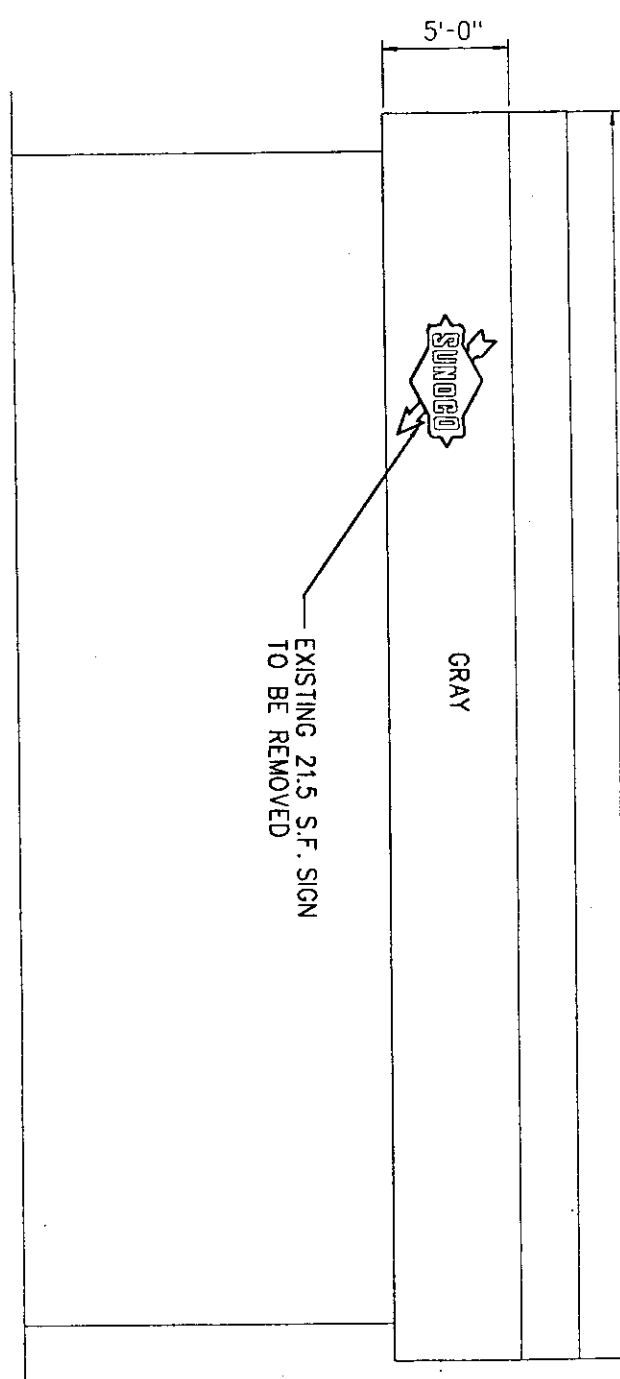
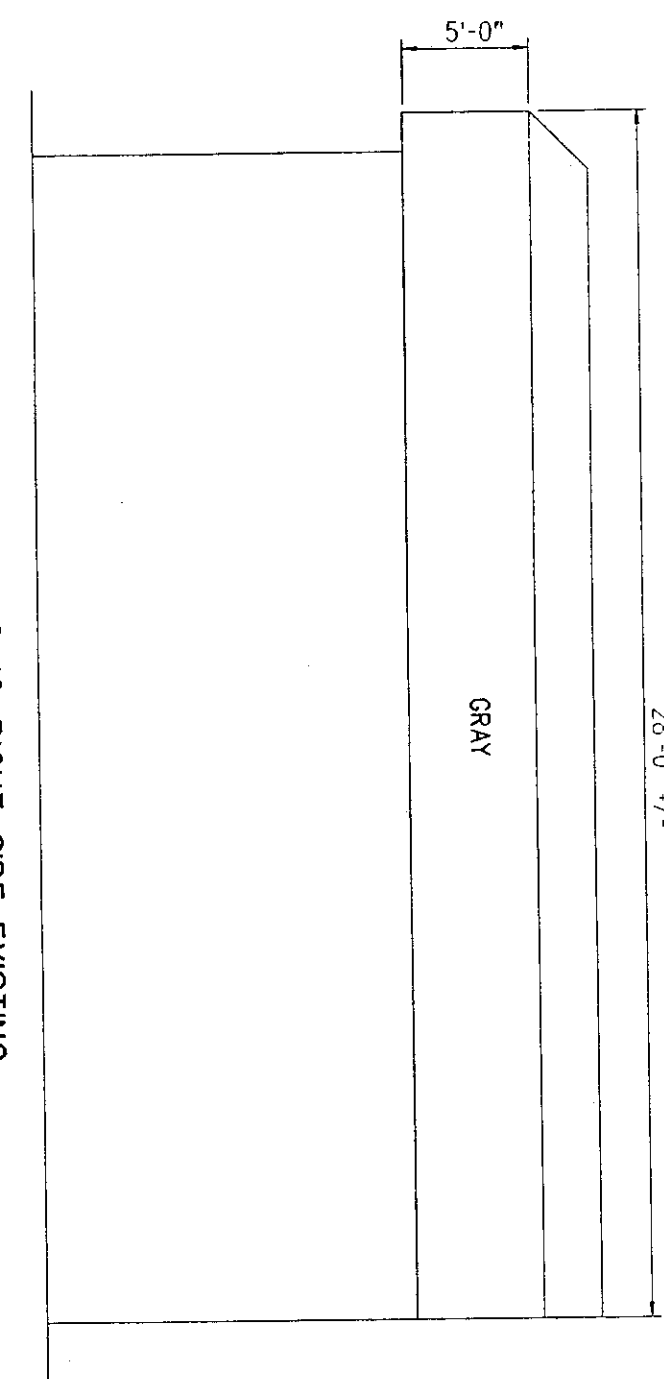
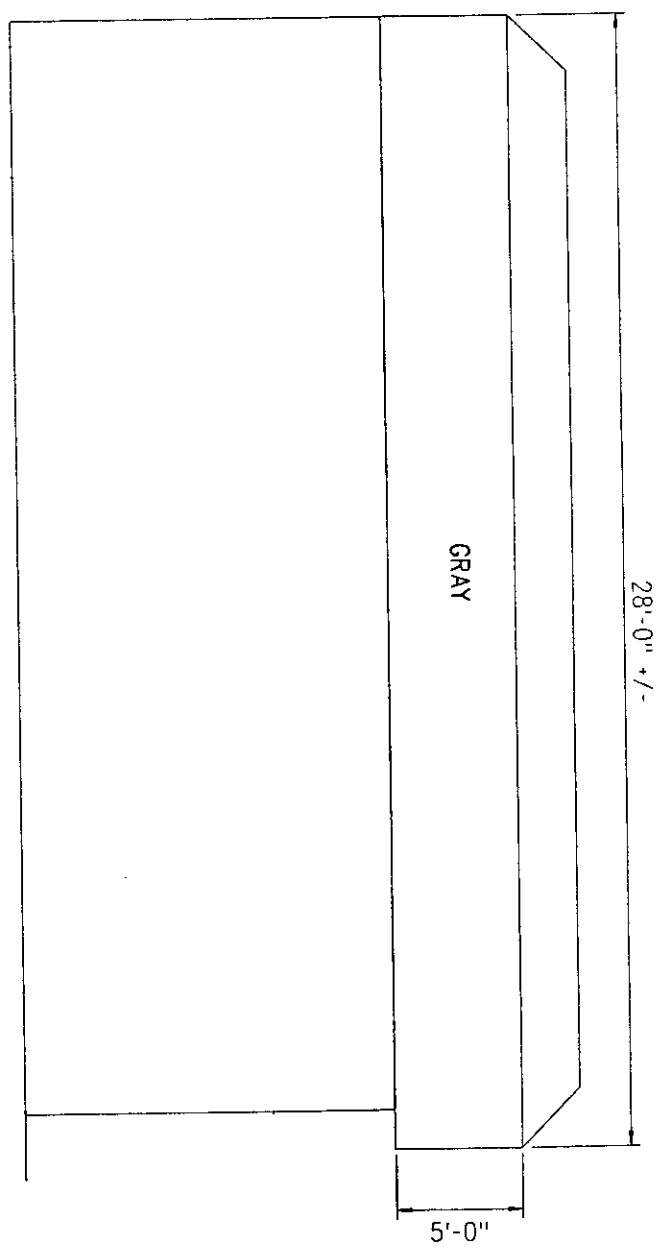


photographs

2A - 2E

# 02-371-A

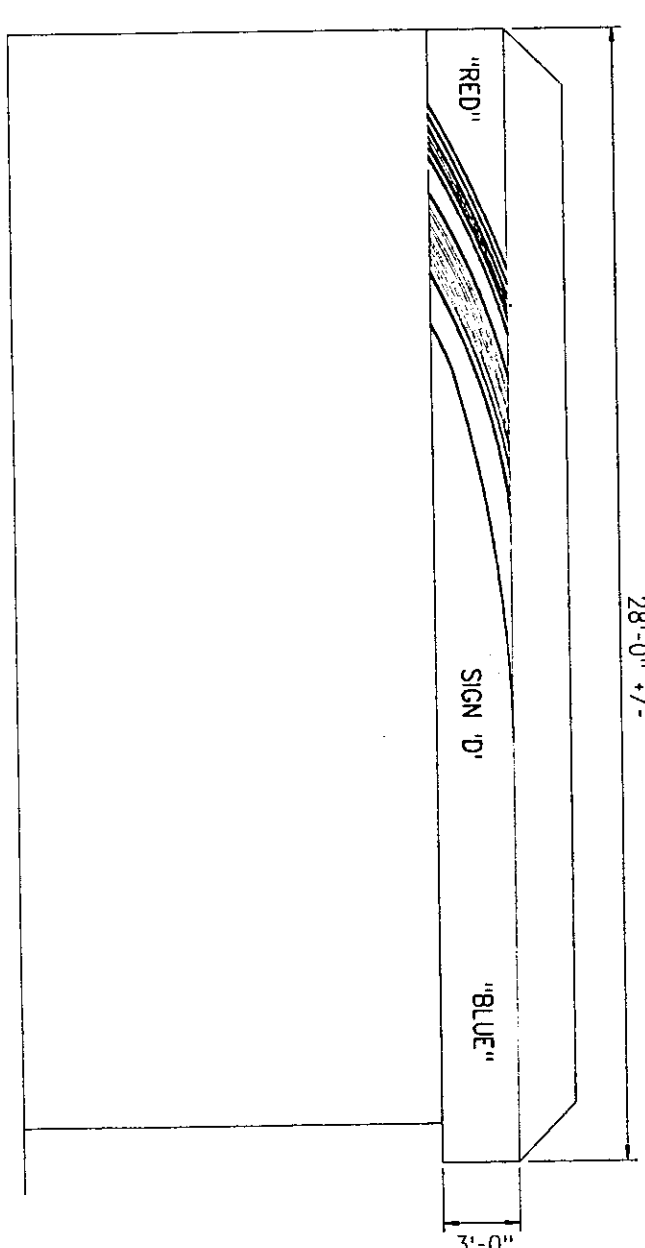




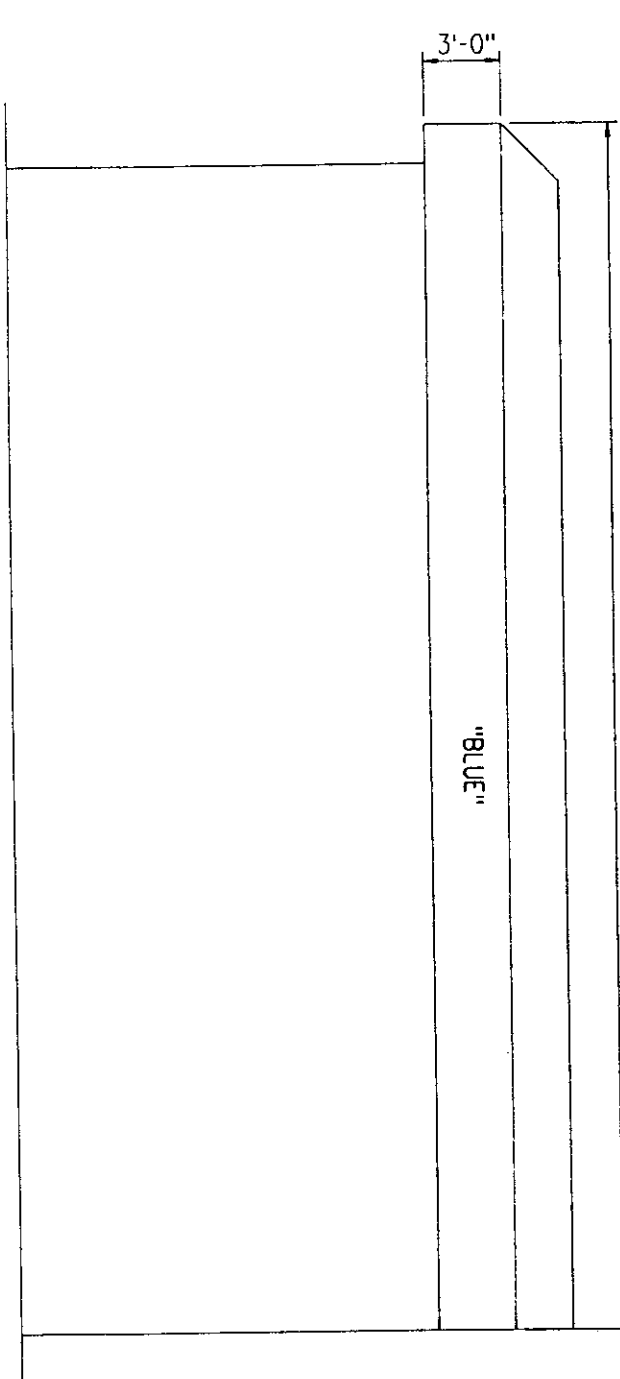
DETAIL BUILDING LEFT SIDE EXISTING  
NOT TO SCALE

DETAIL BUILDING RIGHT SIDE EXISTING  
NOT TO SCALE

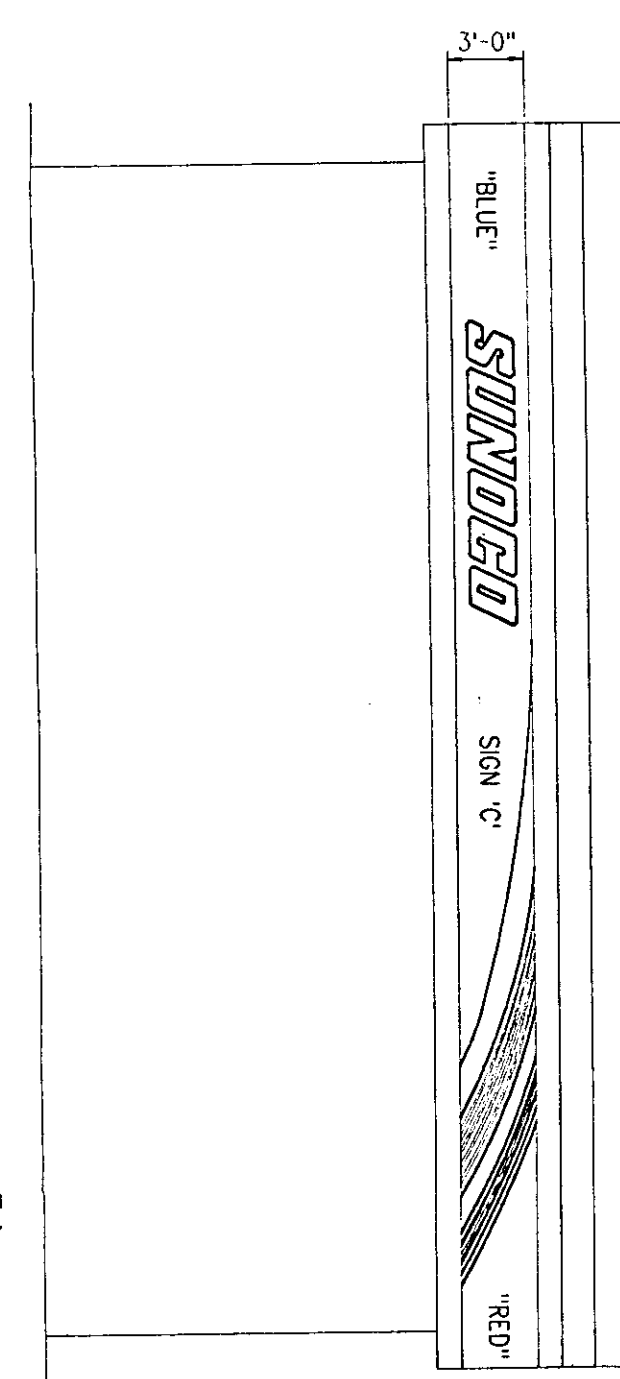
DETAIL BUILDING FRONT EXISTING  
NOT TO SCALE



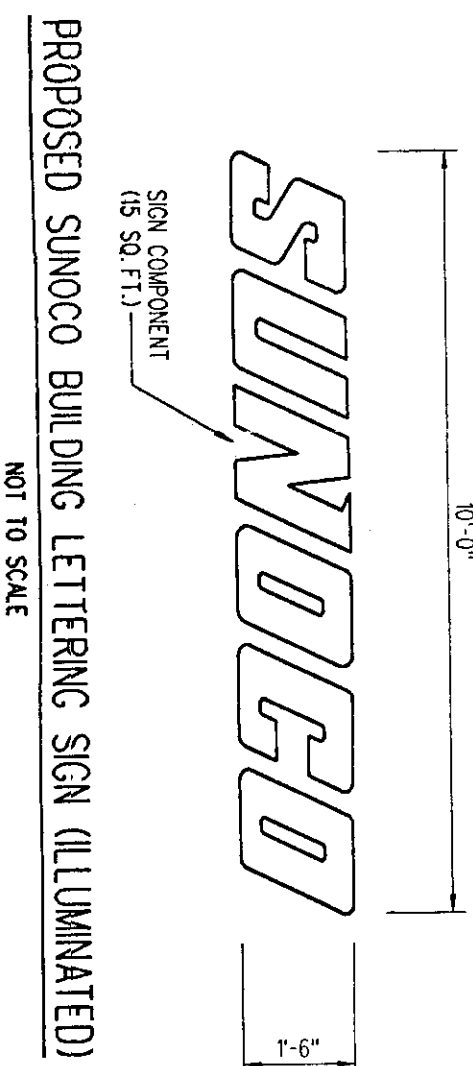
DETAIL SIGN 'D' BUILDING LEFT SIDE PROPOSED (84 S.F.)  
NOT TO SCALE



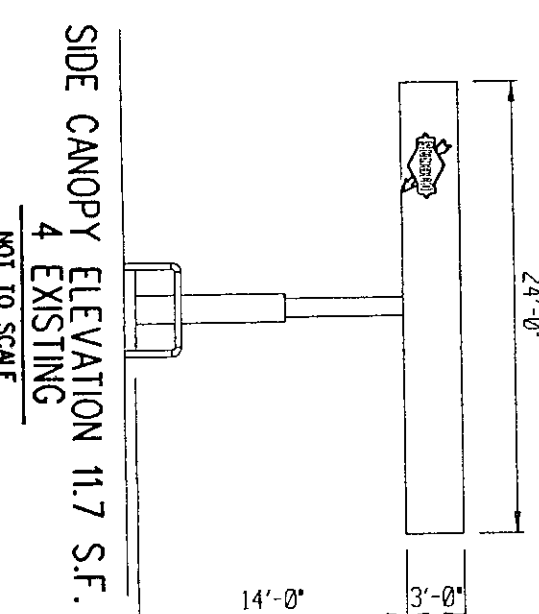
DETAIL BUILDING RIGHT SIDE PROPOSED  
NOT TO SCALE



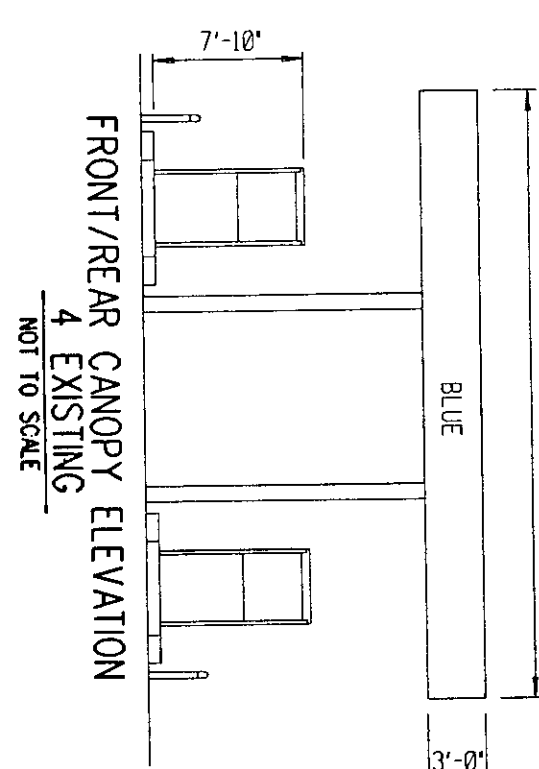
DETAIL SIGN 'C' BUILDING FRONT PROPOSED (138 S.F.)  
NOT TO SCALE



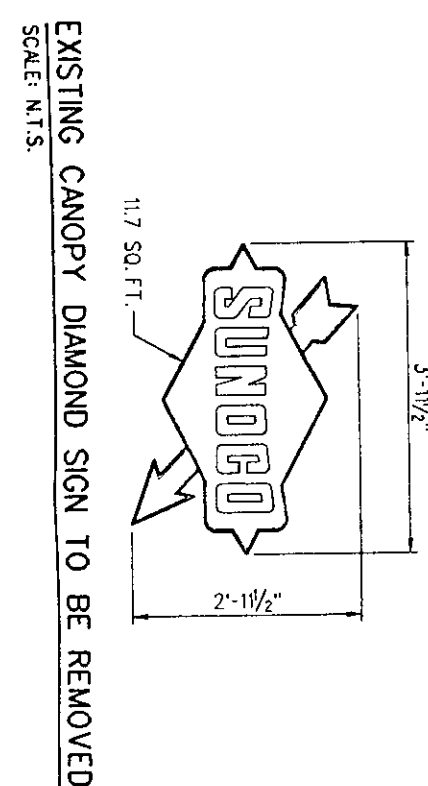
PROPOSED SUNOCO BUILDING LETTERING SIGN (ILLUMINATED)  
NOT TO SCALE



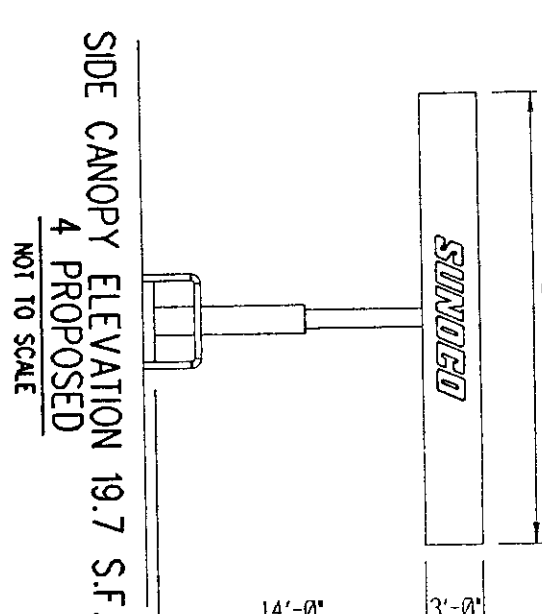
SIDE CANOPY ELEVATION 11.7 S.F.  
4 EXISTING  
NOT TO SCALE



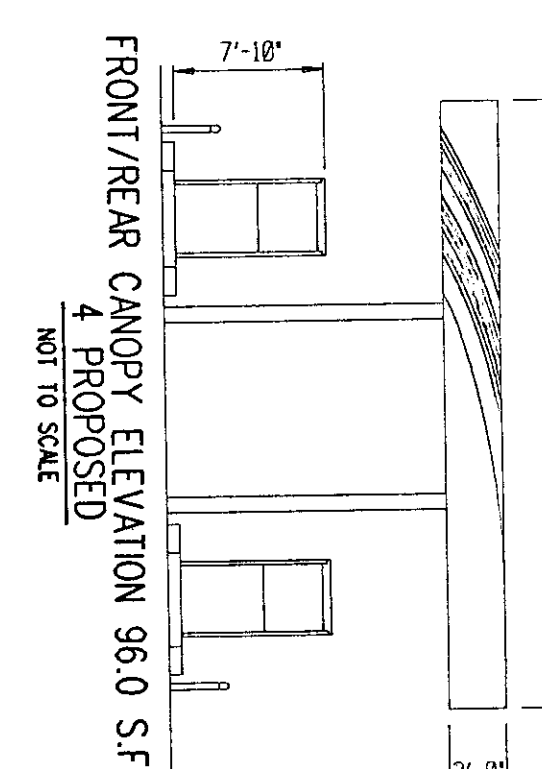
FRONT/REAR CANOPY ELEVATION  
4 EXISTING  
NOT TO SCALE



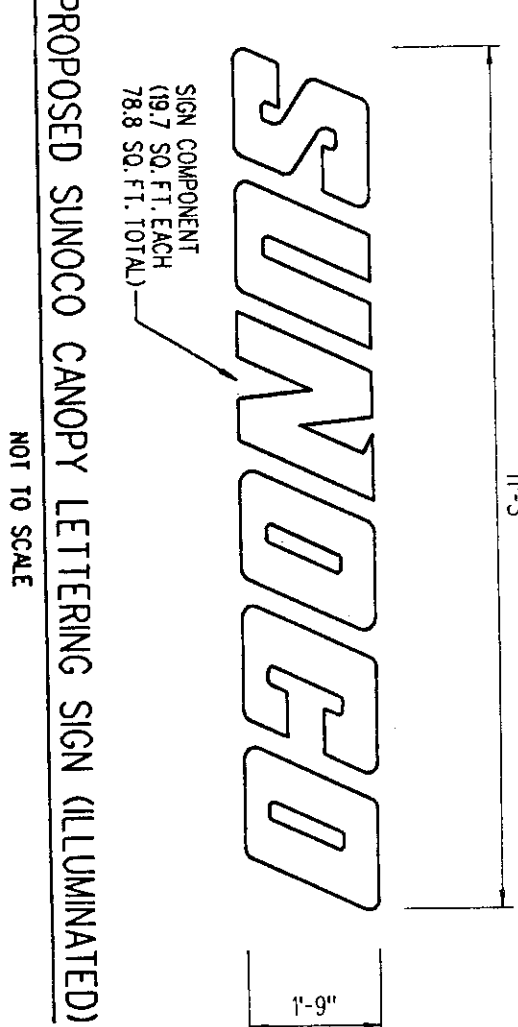
EXISTING CANOPY DIAMOND SIGN TO BE REMOVED  
SCALE: N.T.S.



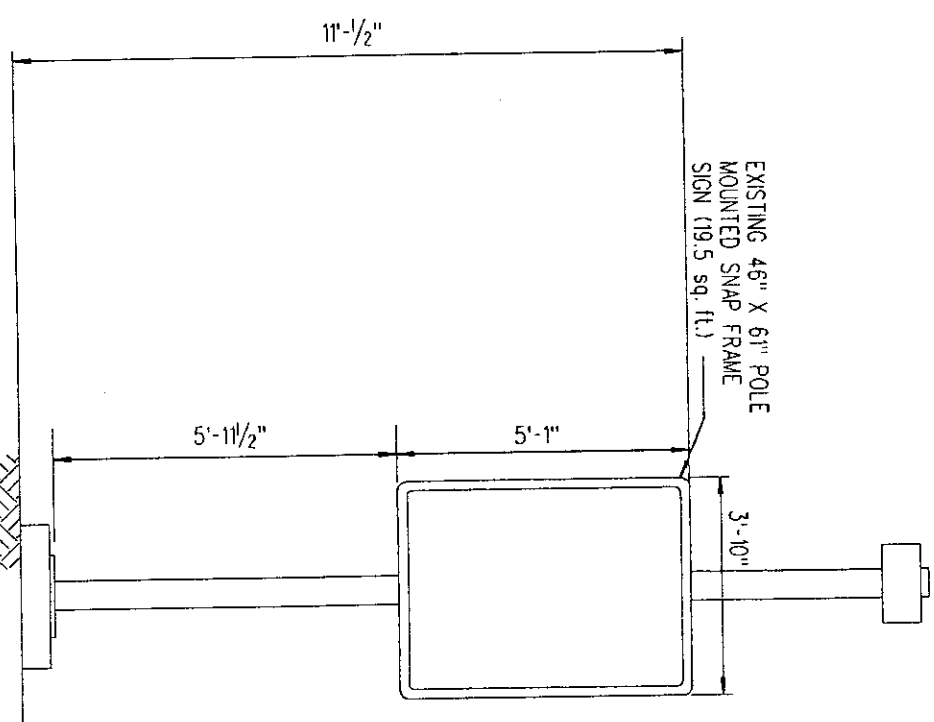
SIDE CANOPY ELEVATION 19.7 S.F.  
4 PROPOSED  
NOT TO SCALE



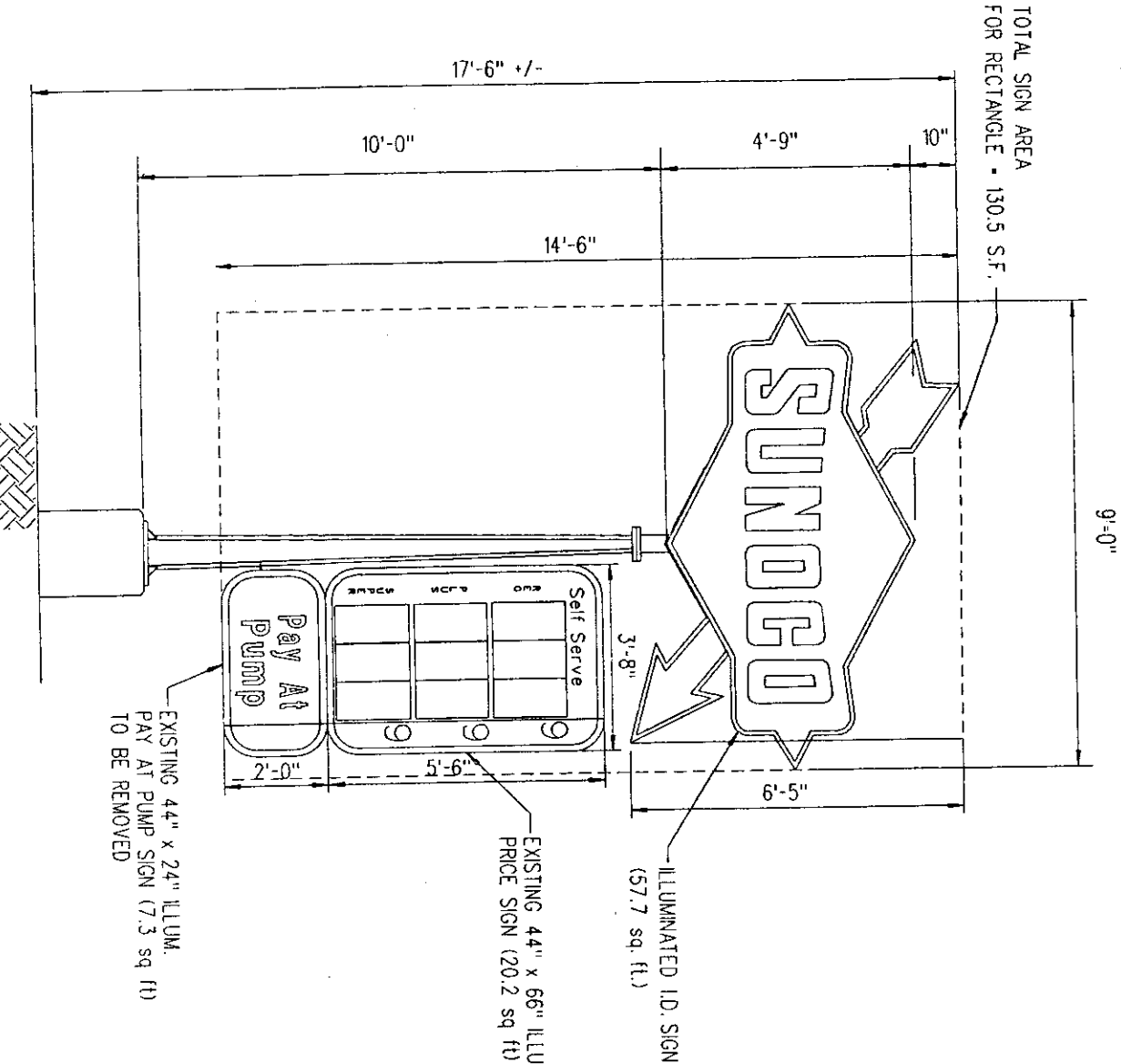
FRONT/REAR CANOPY ELEVATION 96.0 S.F.  
4 PROPOSED  
NOT TO SCALE



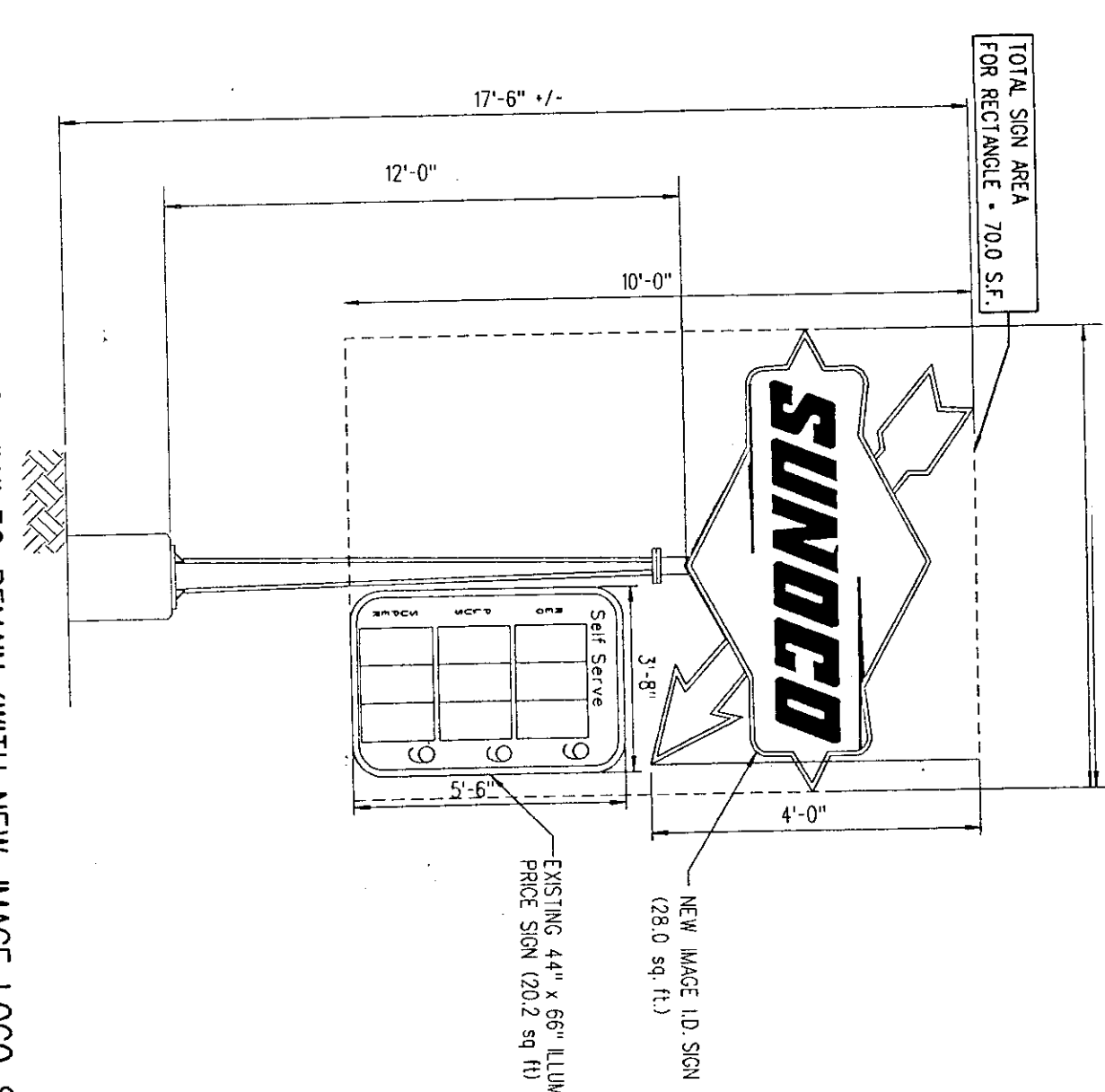
PROPOSED SUNOCO CANOPY LETTERING SIGN (ILLUMINATED)  
NOT TO SCALE



EXISTING NON-ILLUMINATED ADVERTISING SIGN 'B' TO REMAIN  
NOT TO SCALE



EXISTING ADVERTISING SIGN 'A' TO REMAIN  
NOT TO SCALE



EXISTING ADVERTISING SIGN 'A' TO REMAIN (WITH NEW IMAGE LOGO SIGN)  
NOT TO SCALE

PROJECT NO.  
C01614  
IS SHEET NO.  
200

ES ENGINEERING  
SOLUTIONS, INC.

200  
12-20-99

6401 COLLEEN RING ROAD  
BALTIMORE, MD 21206

SIGN DETAILS  
SCALE: 1"=10'-0"

PROJECT NO.  
E95186

6401 COLLEEN RING ROAD  
BALTIMORE, MD 21206

PROJECT NO.  
E95186

6401 COLLEEN RING ROAD  
BALTIMORE, MD 21206

PROJECT NO.  
E95186

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BALTIMORE, MD 21206

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